



HISTORIC  
**FRANKLIN**  
TENNESSEE

## Estimate of Development & Building Related Fees

Contact: Lynn Osland, Development Services Operations Analyst

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Address: 109 3<sup>rd</sup> Avenue South, Franklin, TN 37064



## Estimated Fees for Building Structures in Franklin, TN

City of Franklin Fee	15,000 SF Retail Bldg	100,000 SF Office Bldg	250,000 SF Office Bldg	20,000 SF Apartment Building	10,000 SF Tenant Build Out	100,000 SF Tenant Build Out	Department
FMPC Site Plan Review	\$600.00	\$2,300.00	\$5,300.00	\$500.00	~	~	Planning
Grading, Water & Sewer Plans Rev	\$900.00	\$900.00	\$900.00	\$900.00	~	~	Utility Blling
Stormwater & Grading Permit Fee	\$100.00	\$100.00	\$100.00	\$100.00	~	~	Engineering
Utility Permit Fee	\$100.00	\$100.00	\$100.00	\$100.00	~	~	Engineering
Plan Review Fee <sup>1</sup>	\$825.00	\$3,100.00	\$4,750.00	\$2,000.00	\$50.00	\$250.00	Building
Water Tap Fee	1" meter size	3" meter size	3" meter size	2" meter size			Water
System Development Fee (SDF)	\$3,612.00	\$25,284.00	\$25,284.00	\$11,558.00			
Access Fee	\$4,746.00	\$33,222.00	\$33,222.00	\$15,187.00			
Installation of meter and box	\$374.00	\$1,581.00	\$1,581.00	\$1,362.00			
Irrigation Meter (plus install)	\$4,725.00	\$9,450.00	\$9,450.00	\$7,875.00			
Application Fee	\$25.00	\$25.00	\$25.00	\$25.00			
<b>Water Tap Fee Subtotal</b>	<b>\$13,482.00</b>	<b>\$69,562.00</b>	<b>\$69,562.00</b>	<b>\$36,007.00</b>	~	~	
Fire Line Tap Fee	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	~	~	Water
Sewer Tap Fee	1" meter size	3" meter size	3" meter size	2" meter size			Water
System Development Fee (SDF)	\$5,775.00	\$40,425.00	\$40,425.00	\$18,480.00			
Access Fee	\$8,400.00	\$58,800.00	\$58,800.00	\$26,880.00			
Installation of meter and box	\$263.00	\$263.00	\$263.00	\$263.00			
Effluent Disposal Fee (EDF)	\$1,800.00	\$12,600.00	\$12,600.00	\$5,760.00			
Application Fee	\$25.00	\$25.00	\$25.00	\$25.00			
<b>Sewer Tap Fee Subtotal</b>	<b>\$16,263.00</b>	<b>\$112,113.00</b>	<b>\$112,113.00</b>	<b>\$51,408.00</b>	~	~	
Building Permit Fee	\$7,946.00	\$14,866.00	\$33,491.00	\$3,616.00	\$291.00	\$1,491.00	Building
Road Impact Fee <sup>2</sup>	\$97,260.00	\$463,200.00	\$1,158,000.00	\$62,240.00	~	~	Building
Facilities Tax	\$17,700.00	\$118,000.00	\$295,000.00	\$14,200.00	~	~	Building
Williamson County Adequate Facility Tax <sup>3</sup>	\$5,100.00	\$34,000.00	\$85,000.00	\$40,000.00	~	~	County
Electrical Permit Fee	\$200.00	\$1,700.00	\$4,250.00	\$594.00	\$300.00	\$600.00	Building
Mechanical Permit Fee	\$2,000.00	\$5,400.00	\$13,500.00	\$2,647.00	\$1,000.00	\$2,750.00	Building
Plumbing Permit Fee	\$200.00	\$400.00	\$1,200.00	\$1,460.00	\$200.00	\$400.00	Building
<b>TOTAL</b>	<b>\$165,676.00</b>	<b>\$828,741.00</b>	<b>\$1,786,266.00</b>	<b>\$218,772.00</b>	<b>\$1,841.00</b>	<b>\$5,491.00</b>	
<b>Used Values (Construction Cost)</b>	<b>\$1,650,000.00</b>	<b>\$11,000,000.00</b>	<b>\$27,500,000.00</b>	<b>\$2,000,000.00</b> 20 Units	<b>\$50,000.00</b>	<b>\$500,000.00</b>	

<sup>1</sup> Consultant Fees for NEW buildings over 10,000 sqft, <sup>2</sup> Calculated Using Road Impact Fees effective September 1, 2014

<sup>3</sup> Check with Williamson County for possible commercial Adequate Facilities Tax,

Other Potential Permits or Fees Include: Engineering Inspections, Street Cut Permits, Dumpster Permits, Tree Removal Permits,

Payment in Lieu of Parkland Dedication.

For a more accurate estimate please submit the attached Fee Calculations Worksheet to:

**Lynn Osland: Development Services Operations Analyst**

Email: lynn.osland@franklintn.gov Phone: 615-550-6986 Address: 109 3rd Avenue South, Franklin, TN 37064

Sample Building/Site Characteristics:	
<b>Retail Building:</b>	<b>15,000SF</b>
Construction Cost:	\$1,650,000
Cost per SF:	\$110
City Water:	1" meter, <i>based on lowest occupancy</i> tap already made
City Sewer:	1" water meter, tap already made
Fire Line Tap:	6" line
<b>Office Building:</b>	<b>100,000 SF</b>
Construction Cost:	\$11,000,000
Cost per SF:	\$110
City Water:	3" meter, <i>based on lowest occupancy</i> tap already made
City Sewer:	3" water meter, tap already made
Fire Line Tap:	6" line
<b>Office Building:</b>	<b>250,000 SF</b>
Construction Cost:	\$27,500,000
Cost per SF:	\$110
City Water:	3" meter, <i>based on lowest occupancy</i> tap already made
City Sewer:	3" water meter, tap already made
Fire Line Tap:	6" line
<b>Apartment Building:</b>	<b>20,000 SF</b>
Construction Cost:	\$2,000,000
Cost per SF:	\$100
# of Units Only 1 building:	20 apts
City Water:	2" meter, <i>based on lowest occupancy</i> tap already made
City Sewer:	2" water meter, tap already made
Fire Line Tap:	6" line



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## Estimated Fees for Commercial Structures



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### Information for a building permit and planning review fees:

Building Size (Approx.): \_\_\_\_\_ ft<sup>2</sup> Cost of Construction: \_\_\_\_\_

Construction Type (circle all that apply):    New    Tenant Buildout    Addition    Renovation    Other

Building Use: List all (ex: Hotel, Retail, Office, etc): \_\_\_\_\_

### Information for water & sewer fees:

Building on a new location or a pre-existing lot \_\_\_\_\_ Subdivision \_\_\_\_\_

Using City Water?    Yes    No    Fire Meter?    Yes    No    Irrigation?    Yes    No

Required Water Meter Size: \_\_\_\_\_ Required Water Line Size: \_\_\_\_\_ Required Sewer Line Size: \_\_\_\_\_

*\*\* Any estimate provided is an approximation. A more precise estimate will be given after plan submission, as some fees cannot be determined until a site is selected and plans are created. \*\**